



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D.M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2201572
Applicant Name: Richard Floisand for Donald Dahn
Address of Proposal: 2444 Wickstrom Place Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of a two-unit townhouse in an environmentally critical area. Parking for two vehicles to be provided within the structure. Project includes demolition of existing structure under separate permit.

The following approvals are required:

SEPA Environmental Determination
- Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

PROJECT DESCRIPTION

The applicant proposes a 2-unit townhouse structure with parking for two vehicles within the building. Access to the site is proposed from the abutting street, Wickstrom Place Southwest, via a 10 foot wide curb cut.

Site and Vicinity

The site is located in the Alki Beach area of West Seattle. It is located on the east side of Wickstrom Place Southwest, which is a dead end street, accessed from Alki Avenue Southwest via 54th Place Southwest. The site is currently developed with a single family residence.

The site is zoned Lowrise Duplex Triplex (LDT) and is located in the Alki Parking District overlay (AL). Adjacent properties are also zoned LDT. Surrounding properties are zoned Lowrise 2 (L-2) and Single Family 7200 (SF7200). The immediate vicinity is comprised primarily of single family homes and small-scale multifamily buildings.

The site is approximately 40 feet wide and 120 feet deep. It is mapped as an environmentally critical area because it contains areas of steep slope (>40% slope) and is located in a potential slide area. The site rises approximately 24 feet from west to east, with the majority of the slope being at the rear of the property.

Public Comment

Public notice of the proposed development was published on June 12, 2003 and the associated public comment period ended on June 25, 2003. One comment letter was received which stated concern about the instability of the site because of its location in an environmentally critical area.

ANALYSIS - SEPA

The applicant submitted an Environmental Checklist to DCLU on May 27, 2003, a Geotechnical Engineering Report dated August 28, 2001 and a Geotechnical Supplement dated April 25, 2002. These documents disclose the project's potential impacts. This analysis and decision are based on the information provided in the checklist and reports, as well as DPD experience with review of similar projects.

Section 25.05.908B of the Seattle Municipal Code states that the scope of environmental review actions within environmentally critical areas is limited to the following:

1. Documenting whether the proposal is consistent with the City of Seattle regulations for Environmentally Critical Areas, SMC Chapter 25.09 and
2. Evaluating potentially significant impacts of the environmentally critical area resources not adequately addressed in the City of Seattle Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

Project Impacts

The site is located in a 40% Steep Slope and Potential Slide Environmentally Critical Areas. In compliance with Director's Rule 3-93, "General Duties and Responsibilities of

Geotechnical Engineers”, the applicant submitted a soils report, available in the DPD project file. The report details the site conditions, and stated conclusions and recommendations. ECA items concerning bonds/insurance, seasonal grading restrictions, construction schedules, notes concerning pre-construction meetings, erosion control provisions, etc., will be addressed during building permit application. Construction in compliance with all applicable provisions of the ECA Ordinance (SMC 25.09) together with compliance with the conclusions and recommendations of the geotechnical report will adequately mitigate expected earth impacts. No further mitigation in regard pursuant to SEPA is warranted.

The future Unit Lot Subdivision will be proposed but will have no effect on the Environmentally Critical Areas.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: May 13, 2004
Darlene Edwards, Land Use Planner
Department of Planning and Development

DE:bg

H:\DECISIONS/Sepa ECA/2 201572.doc